

# Grant County Planning Commission

## April 22<sup>nd</sup>, 2002

The April 2002 regular meeting of the Planning Commission was called to order by John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Vernon Webster, Stephen Fritz, Stephen Mann, Nancy Duley, Marvin Faulkner, Brooke Rider, Nick Kinman, Bill Marksberry, Sam Womble, Tom Nienaber and Ray Erpenbeck

There was a quorum present.

### **Item 1. February & March Meeting Minutes**

Vernon Webster made a motion to approve the February meeting minutes, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Vernon Webster made a motion to approve the March meeting minutes, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### **Item 2. March Financial Report**

Vernon Webster made a motion to approve the financial report, Nancy Duley seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### **Item 3. Administrators Report**

none

### **Item 4. Zoning Subcommittee Report**

Brooke Rider stated that the next meeting would be the 2<sup>nd</sup> Tuesday in May and the public was invited to attend.

### **Item 5. Telecommunications committee Report**

Jonathan stated that they had a meeting but due to the passing of Bill 270 the issue would be revisited in the future.

### **Item 6: zone change -Breedden - Martin Rd. - A1 to A2**

**APPLICANT:** Earl & Rosemary Breedden

**GENERAL LOCATION:** An approximate 13.163 acre area located on the south side of Snell Road (A.K.A Snell Rd.) approximately 1.5 miles southeast of Golds Valley Road.

**REQUEST:** to change the zoning of the property from A1 - Agricultural One to A2 - Agricultural Two

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Breedden stated that he was requesting the change to divide his property into 2 lots.

John Lawrence asked if anyone wished to speak for or against the request.

Mr. Jones stated that he didn't buy his property for the surrounding property to be changed to a subdivision or trailer park. He said that he wanted to stop this before the other properties can change.

Jonathan stated that the request was to divide the property into a 7.68 acre tract and a 5.48 acre tract.

Mr. Breedden stated that he had a home on the 5.4 acre tract and he had no intentions of selling the property he was dividing it in order to re- finance.

John Lawrence declared the public hearing closed.

Mr. Jones stated that if he is allowed to divide the property into a 7 and 5 acre tract what would stop him from splitting them again.

Jonathan stated that the A2 zone is a 5 acre minimum and if he wished to split them any further he would have to come back before the planning commission and the adjoining

Sam Womble made a motion to approve the request because it is consistent with the adopted Comprehensive Plan, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

#### **Item 7: Text Amendment -City of Crittenden**

City of Crittenden requesting a text amendment to the City of Crittenden Zoning Ordinance. The request is as follows: additions are underlined

1. Article 14 Section 14.6 (G) (2) except in HC zone which may be one hundred (100) square feet.
2. Article 14 Section 14.6 (G) (3) except in HC zone which may be sixty (60) feet; (pertaining to height above grade at top of sign-pole.

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mayor Hicks stated that the request was for future businesses around I-75.

Stephen Mann asked if the request was consistent with the surrounding area.

Jonathan stated that there were a few signs that tall or taller and they were pre existing non conforming signs.

Mayor Hicks stated that there were signs in Crittenden that tall.

Nancy Duley asked how tall the McDonalds sign in Dry Ridge was.

Jonathan state that it was 60-70 ft. tall and if this text change was approved they could go as high as 90 ft. with the Board of Adjustment approval.

Nancy Duley asked if the proposed McDonald's sign was going to have 2 legs or 1.

Mayor Hicks stated it would have 2 legs.

Jonathan stated that he felt it was not in the best interest of the City to approve the text amendment.

Mayor Hicks stated that you can't discriminate against anyone because there are existing signs this tall.

Jonathan stated that it would not be discrimination, that the existing signs are non conforming signs.

Mayor Hicks stated that the request was not specific for McDonalds but for future development in Crittenden.

Nancy Duley asked why McDonalds was requesting a 90 ft. sign.

Mayor Hicks stated that she did not know.

Ray Riska, representing McDonalds, stated that the height is determined by doing a "boom test" which they put a sign in the air at different heights to determine the best height to be seen from interstate. He also stated that the state will not issue a permit for a sign that can be seen from interstate that is more than 300 ft. from interstate.

Sam Womble stated that if the request was approved in Crittenden then all areas would want to increase the height.

Sam Womble made a motion to deny the request.

Motion died for lack of a second.

Stephen Mann made a motion to approve the request, Brooke Rider seconded the motion. A hand vote was taken. Vernon Webster: yes, Stephen Mann: yes, Nancy Duley: yes, Marvin Faulkner: no, Brooke Rider: yes, Nick Kinman: yes, Bill Marksberry: yes, Sam Womble: no. Motion passes.

#### **Item 8. McDonalds - site plan**

Logan Murphy stated that the site was at the corner of Spears Lane and KY Rt. 491.

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Stephen Mann made a motion to approve the plan submitted, Sam Womble seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

#### **Item 9. RGC-Hogan's Mill - site plan**

Brooke Rider removed herself from discussion and voting on this issue.

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Vernon Webster made a motion to approve the plan, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 10. Corinth Camp Ground - site plan**

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan with the waiver of storm water detention.

Ray Erpenbeck stated that there was very little area to be paved and requiring the storm water detention would not be practical.

Jerry Keith, Engineer, stated that the campground has been in existing but has a new owner and the owner obtained a condition use permit and was required to submit a plan to the Planning Commission.

Stephen Mann made a motion to approve the plan, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item. 11 Dairy Queen - site plan**

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Sam Womble made a motion to approve the plan, Nick Kinman seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 12. Farmers Market - site plan**

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Nick Kinman made a motion to approve the plan, Stephen Mann seconded the motion. A hand vote was taken, Vernon Webster: no, Nick Kinman: yes, Nancy Duley: yes, Sam Womble: yes, Brooke Rider: yes, Stephen Mann: yes, Marvin Faulkner: yes and Bill Marksberry: yes. Motion passes.

**Item 13. Maple Ridge Apt. - site plan (parking)**

Jerry Keith, Engineer, stated that the plan was for relocating existing parking for the apartments because the state was taking the existing parking lot.

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Marvin Faulkner made a motion to approve the plan, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 14. Southern Court Subdivision - Improvement plat**

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Sam Womble made a motion to approve the plan, Stephen Mann seconded the motion. A hand vote was taken, Vernon Webster: yes, Nick Kinman: yes, Nancy Duley: no, Sam Womble: yes, Brooke Rider: yes, Stephen Mann: yes, Marvin Faulkner: yes and Bill Marksberry: yes. Motion passes.

**Item 15. Executive Session**

Stephen Mann made a motion to go into executive session to discuss personnel, Nick Kinman seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Sam Womble made a motion to come out of executive session, Stephen Mann seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

John Lawrence stated that no action was taken.

**Item 16. other business**

Jonathan stated that the budget subcommittee would meet for 10 minutes after the meeting

**Item 17. Adjournment**

Stephen Mann made a motion to adjourn, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

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**JOHN LAWRENCE, CHAIRMAN - DATE**

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**NICK KINMAN, SECRETARY - DATE**